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Doc#: 1430022034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2014 10:04 AM Pg: 1 of 2

Property of Cook County Clerk's Office

WARRANTY DEED

The Grantor, JDB PROPERTIES, LLC, an Illinois limited liability company, whose address is 5059 W. Winnemac Avenue, Chicago, Illinois 60630, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to 3940-42 ASHLAND, LLC, a limited liability company, Grantee, whose address is 3009 W. Montrose Avenue, Chicago, Illinois 60618, the following described Real Estate (the "Property") situated in the County of Cook in the State of ILLINOIS, to wit:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PARCEL 1:

Lot 7 in Block 1 in H.C. Buechner's Subdivision of Block 1 in subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (except the south west quarter of the north east quarter and the south east quarter of the north west quarter and the east half of the south east quarter) (except that part of said Lot 7 conveyed to City of Chicago for widening Ashland Avenue by deed recorded May 1, 1929 as Document 10356746 in Book 26814 Page 154) in Cook County, Illinois.

PARCEL 2:

The South 20 feet of Lot 6 in Block 1 in H.C. Buechner's Subdivision of Block 1 in the subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the southwest 1/4 of the northeast 1/4 and the southeast 1/4 of the northwest 1/4 thereof), lying west of a line 50 feet west of and parallel with the west line of said Section 19, in Cook County, Illinois.

Property Address: 3940-42 N. Ashland, Chicago, Illinois 60613
PINs: 14-19-208-024-0000 (Parcel 1); 14-19-208-025-0000 (Parcel 2)

Book 334
CTI


2
K.C.

184 new laws new ab 47

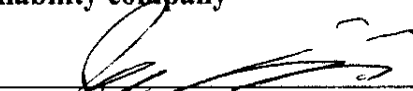
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Subject only to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX		22-Oct-2014
	CHICAGO:	5,512.50
	CTA:	2,205.00
	TOTAL:	7,717.50
14-19-208-024-0000 20141001637593 0-852-442-240		

JDB PROPERTIES, LLC, an Illinois limited liability company



 John Nannini, Member

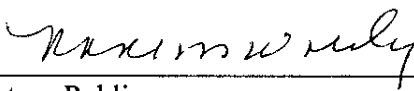


 Dragana Radosavljevic, Member

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

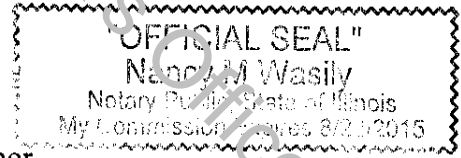
I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY that John Nannini and Dragana Radosavljevic, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of October, 2014.



 Notary Public



My commission expires: _____



PREPARED BY:
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 LaRose & Bosco, Ltd.
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 (312) 642-4414

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 Chicago, IL 60606
 (312) 651-2424

SEND SUBSEQUENT TAX BILLS TO:
 3940-42 Ashland, LLC
 3009 W. Montrose Avenue
 Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		22-Oct-2014
 	COUNTY:	367.50
	ILLINOIS:	735.00
	TOTAL:	1,102.50
14-19-208-024-0000 20141001637593 0-982-105-216		